

CROSSROADS DISTRIBUTION CENTER-NORTH

42000 ECORSE ROAD, VAN BUREN TOWNSHIP, MICHIGAN

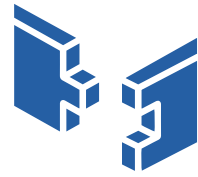
***NOW PRE-LEASING
BUILDING 6!***

***BUILDING 4 IS FULLY LEASED!
BUILDING 5 IS FULLY LEASED!
BUILDING 6 - EST. - OCCUPANCY Q4 2022***



CROSSROADS DISTRIBUTION CENTER - NORTH (CRN)

Crossroads Distribution Center - North (CRN), Van Buren Township, is a sprawling 265 acre industrial park located in the wayne count submarket of Southeast Michigan. CRN is just minutes from Detroit Metropolitan Airport, Willow Run Airport, and all major expressways; I-94 to Chicago, I-75 to Toledo, Canada's International Crossing and I-275 providing access North and South.



STATE-OF-THE-ART
PRECAST CONSTRUCTION



HIGH DOCK RATIOS



AMPLE PARKING AND
TRAILER STAGING



ESFR FIRE SUPPRESSION



EFFICIENT LED LIGHTING



EIGHT (8) MINUTES TO DTW AND
LOCATED WITHIN THE DETROIT
REGION AEROTROPOLIS



TAX ABATEMENTS AND
INCENTIVES ARE AVAILABLE FOR
QUALIFIED MANUFACTURERS AND
LOGISTIC COMPANIES



LESS THAN 3,000' TO I-275/
ECORSE INTERCHANGE



LESS THAN 2.5 MILES TO I-94
VIA I-275



RECENTLY UPGRADED
INTERCHANGE AT ECORSE
ROAD AND I-275



MT ZONING ALLOWS FOR
MANUFACTURING AND
WAREHOUSING USERS



[CLICK FOR A 3D VIEW!](#)

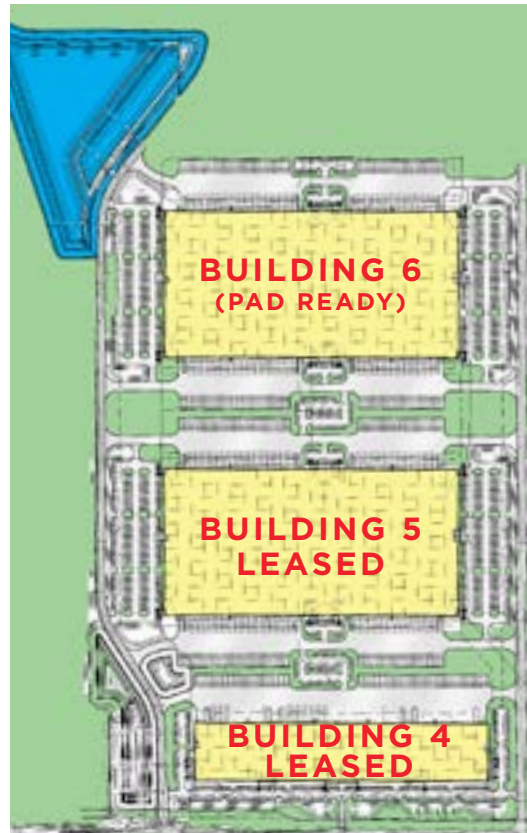
CROSSROADS DISTRIBUTION CENTER - NORTH (CRN)

Buildings #4, #5 and #6 are the latest buildings to be developed by Ashley Capital, one of the nation's leading development companies and Michigan's largest industrial owner in Southeast Michigan. These buildings are of state of the art design offering all the features and amenities required by today's sophisticated warehouse/distribution and manufacturing companies globally.

CRN offers 30' - 32' ceiling heights, 52'4"x50' column spacing within and 52'4"x60' at the loading dock areas, ESFR fire suppression, stunning office finishes and abundant tractor trailer parking and staging areas. This ideal location provides for optimized logistics and distribution within acceptable broadcast time to many of the Big Three Assembly Plants within Michigan, Canada, Ohio, Indiana and Wisconsin. CRN's strategic location benefits from many possible incentives provided by Michigan's Economic Development Corporation (MEDC), Wayne County Economic Development Group and the Detroit Region Aerotropolis and a substantial local and regional skilled labor base.



SITE PLAN



PROPERTY FEATURES

Zoning:	MT
Bay Size:	52'4" x 50", at Dock 52'4" x 60'
Rail:	No
HVAC:	GFA Cambridge units
Power:	1200A, 480V, 3P
Lighting:	LED
Construction:	Insulated precast concrete panel
Floors:	Min 7"
Sprinklers:	Yes - ESFR

BUILDING 4 - FULLY LEASED! LIGHT INDUSTRIAL/WAREHOUSE

Rent:	\$6.75 psf NNN
Size:	261,561 SF
Dimensions:	225'x1150'
Divisible:	to 23,550 SF
Lease Rate:	\$6.75 PSF NNN
Available Office:	To Suit (up to 5%)
Ceiling Height:	30' Clear
Parking:	360 Car / 103 Trailer
Grade Level Doors:	10
Dock Doors:	26

BUILDING 5 - FULLY LEASED! DISTRIBUTION CENTER

Rent:	\$6.75 psf NNN
Size:	659,546 SF
Dimensions:	570'x1150'
Divisible:	to 55,000 SF
Lease Rate:	\$5.95 PSF NNN
Available Office:	To suit (up to 3%)
Ceiling Height:	32'
Parking:	712 Car / 138 Trailer
Grade Level Doors:	8
Dock Doors (Double Loaded):	108

BUILDING 6 - EST. - OCCUPANCY Q4 2022 DISTRIBUTION CENTER

Rent:	\$6.75 psf NNN
Size:	659,589 SF
Dimensions:	570'x1150'
Divisible:	to 55,000 SF
Lease Rate:	TBD
Available Office:	To Suit (up to 3%)
Ceiling Height:	32'
Parking:	696 Car / 138 Trailer
Grade Level Doors:	8
Dock Doors (Double Loaded):	108



CLICK FOR A 3D VIEW!

ABOUT THE PROPERTY

- State-of-the-art precast construction
- High dock ratios
- Ample parking and trailer staging
- ESFR fire suppression
- Efficient LED lighting
- Located within the Detroit Region Aerotropolis
- Tax abatements and incentives are available for qualified manufacturers and logistic companies
- Less than 3,000' to I-275/Ecorse Interchange
- Less than 2.5 miles to I-94 via I-275
- Recently upgraded interchange at Ecorse Road and I-275
- MT zoning allows for manufacturing and warehousing users

WAYNE COUNTY

Wayne County is located in southeast Michigan, encompassing approximately 623 square miles. It is made up of 34 cities, including the City of Detroit, nine townships and 41 public school districts. Its population of approximately 1.8 million makes it the most populous county in the State of Michigan and the 13th most populous county in the nation.

ROMULUS SUBMARKET

A suburb of Metro Detroit, located in Wayne County. Romulus is home to Detroit Metropolitan Wayne County Airport and a General Motors plant (Romulus Engine) that opened in 1976. The city is the westernmost community in the Downriver area in Wayne County. I-94 and I-275 run through the city and is bordered to the north by Van Born Road, to the south by Pennsylvania Road, to the east by Inkster Road, and to the west by Hannan Road.

VAN BUREN SUBMARKET

The Township encompasses approximately 34 square miles and, as of the 2010 census, has a total population of 28,821. Van Buren Township is a less than 30 minute drive to the Detroit CBD (home of General Motors), DTW Airport, Willow Run Airport, and Ann Arbor (home of the University of Michigan).



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RANDALL ALLMAN, SIOR

First Vice President
+1 248 351 2062
randall.allman@cbre.com

PETER ROGERS

First Vice President
+1 248 351 2064
peter.rogers@cbre.com

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